

ALLOTMENT LETTER

Date: 08/06/2025

To,

Contact Number _____

Pan Card No.: _____

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Commercial Premises in the project known as **JVM Shanay Vista** having Maha RERA Registration No. _____ dated _____

Dear Sir/ Madam,

1. Allotment of the said Commercial Premises:

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a _____ Commercial Premise bearing No. _____ admeasuring RERA Carpet area _____ Sq. Mt. equivalent to _____ Sq. Ft. situated on _____ floor in Building "JVM's Shanay Vista" of Shree Yashwant Co-Operative Housing Society Limited in the project known as Shanay Vista having Maha RERA Registration No. _____ dated _____ hereinafter

referred to as "the said Commercial Premises", being developed at Plot No. 1,2 and 3, Yashwant, M. G. Road, Nath Pai Nagar, Ghatkopar East, Mumbai 400 077, in the Registration District of Mumbai and Sub District at Mumbai Suburban District, containing by admeasuring 2,296.7 Sq. Mtrs. (as per the City Survey Property Register Card) bearing CTS No. 194A/16/1/B of village Ghatkopar and Survey No. 236-A[Part] of village Ghatkopar thereon assessed by Mumbai Municipal Corporation under "N" Ward No. _____ for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, stamp duty and registration charges and other such charges as more specifically mentioned in the payment schedule attached in Agreement for Sale.

2. Allotment of parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said Commercial Premises, __ Car Parking slot being slot No. ___ in form of Podium car parking on ___ admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only) being part payment of the Total Consideration of the said Commercial Premises i.e. Rs. _____/- (Rupees _____ Only), (this amount shall not be more than 10% of the cost of the said Commercial Premises) being ___ % of the total consideration value of the said



Commercial Premises as booking amount /advance payment on ___/ ___/ ___, through _____ mode of payment. The above payment received by me/ us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Bank, Branch having IFS Code _____ situated at _____. In addition to the above Collection Bank Account, we have opened in the same bank, RERA Designated Separate Bank Account No. _____ and RERA Designated Transaction Bank Account having Account No. _____.

4. Disclosures of information:

We have made available to you the following information namely: -

- a) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.
- b) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and
- c) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

We hereby confirm that the said Commercial Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Commercial Premises.

6. Further payments:

Further payments towards the consideration of the said Commercial Premises as well as of car Parking shall be made by you, in the manner

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "JVM SPACES" around its perimeter. The signature appears to be "Ajay" or similar.

and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

On receipt of Part OC for Commercial Premises the said Commercial Premises along with the Car Parking No. ___ shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Commercial Premises as well as of the Car Parking in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

8. Interest payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written* would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking. If the letter requesting to cancel the booking is received amount to be deducted is as follows:

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "MVM SPACES" around its perimeter. The signature appears to be "Dinesh" followed by a flourish.

1	within 15 days from issuance of the allotment letter	Nil
2	within 1 to 30 days from issuance of the allotment letter	1% of the cost of the said Commercial Premises
3	within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said Commercial Premises
4	after 61 days from issuance of the allotment letter	2% of the cost of the said Commercial Premises

- ii. In the event the amount due and payable referred in Clause 9 i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

10. Other payments:

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

[Handwritten Signature]



11. Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.
- ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/ we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/ we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Commercial Premises and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.



13. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment of the said Commercial Premises thereafter, shall be covered by the terms and conditions of the said registered document.

14. Headings:

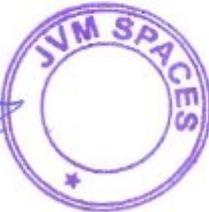
Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

For, M/s JVM Spaces

(1) Mr. Manthan J. Mehta




(2) Mr. Nimit J. Mehta

Date:

Place:



CONFIRMATION & ACKNOWLEDGEMENT

We have read and understood the contents of this allotment letter and the Annexure. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature _____

Name _____

(Allottee/s)

Date:

Place:

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Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Plinth	
3	1 st Commercial Slab	
4	2 nd Commercial Slab	
5	1 st Podium	
6	2 nd Podium	
7	3 rd Podium	
8	Internal walls, internal plaster, completion of floorings, doors and Shutter	
9	Sanitary electrical and water supply fittings within the said Commercial Premises	
10	On receipt of Part OC.	



Promoter (s)

ALLOTMENT LETTER

Date: 08/06/2025 :

To,

Contact Number: _____

Pan Card No.: _____

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Residential Premises in the project known as **JVM Shanay Vista** having Maha RERA Registration No. _____ dated _____

Dear,
Sir/ Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a _____ Residential Premise bearing No. _____ admeasuring RERA Carpet area _____ Sq. Mt. equivalent to _____ Sq. Ft. situated on _____ floor in Building "JVM Shanay Vista" in the project known as _____ having Maha RERA Registration No. _____ dated _____ hereinafter referred to as "**the said unit**", being redeveloped at M. G. Road, Chhatkopar (West), Mumbai- 400 077 of Shree



Yashwant Co-Operative Housing Society Limited in the project known as JVM Shanay Vista having Maha RERA Registration No. _____ dated _____ hereinafter referred to as "**the said Residential Premises**", being developed at Plot No. 1, 2 and 3, Yashwant, M. G. Road, Nath Pai Nagar, Ghatkopar East, Mumbai 400 077, in the Registration District of Mumbai and Sub District at Mumbai Suburban District, containing by admeasuring 2,296.7 Sq. Mtrs. (as per the City Survey Property Register Card) bearing CTS No. 194A/16/1/B of village Ghatkopar and Survey No. 236-A[Part] of village Ghatkopar thereon assessed by Mumbai Municipal Corporation under "N" Ward No. _____ for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, Stamp Duty and Registration Charges and other such charges as more specifically mentioned in the payment schedule attached in Agreement for Sale.

2. Allotment of parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said Residential Premises, __ Car Parking slot being slot No. ___ in form of Podium car parking on __ admeasuring _____ sq. ft. having ___ ft. length x _____ ft. breadth x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only) being part payment of the Total Consideration of the said Residential Premises i.e. Rs. _____/- (Rupees _____ Only), (this amount shall not be more than 10% of the cost of the said unit) being ___ % of the total consideration value of the said unit as booking amount /advance payment on ___/ ___/ ___, through _____ mode of

payment. The above payment received by me/ us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Bank, Branch having IFS Code _____ situated at _____. In addition to the above Collection Bank Account, I/ we have opened in the same bank, RERA Designated Separate Bank Account No. _____ and RERA Designated Transaction Bank Account having Account No. _____.

4. Disclosures of information:

We have made available to you the following information namely: –

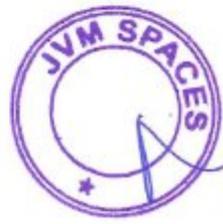
- a) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website;
- b) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure – A attached herewith; and
- c) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

We hereby confirm that the said Residential Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said unit.

6. Further payments:

Further payments towards the consideration of the said Residential Premises as well as of car Parking shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.



7. Possession:

The said Residential Premises along with the car parking spaces(s) Parking slot No. ___ shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Residential Premises as well as of the Car Parking Space in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

8. Interest payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written* would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking. If the letter requesting to cancel the booking is received amount to be deducted is as follows:

1	within 15 days from issuance of the allotment letter	Nil
2	within 1 to 30 days from issuance of the allotment letter	1% of the cost of the said unit



3	within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said unit
4	after 61 days from issuance of the allotment letter	2% of the cost of the said unit

- ii. In the event the amount due and payable referred in Clause 9 i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

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You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the payment schedule attached in Agreement for Sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

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- ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/ we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/ we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

13. Validity of allotment letter:

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14. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

For, M/s. JVM SPACES

(1) Mr. Manthan J. Mehta

Manthan 

(2) Mr. Nimit J. Mehta

Nimit 

Date:

Place:

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature _____

Name _____

(Allottee/s)

Date:

Place:

Housiey.com

Annexure - A

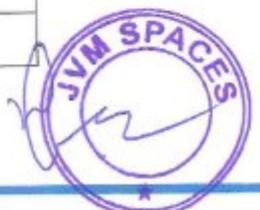
Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Plinth	
3	1 st Commercial Slab	
4	2 nd Commercial Slab	
5	1 st Podium Slab	
6	2 nd Podium Slab	
7	3 rd Podium Slab	
8	1 st Floor Slab	
9	2 nd Floor Slab	
10	3 rd Floor Slab	
11	4 th Floor Slab	
12	5 th Floor Slab	
13	6 th Floor Slab	
14	7 th Floor Slab	
15	8 th Floor Slab	
16	9 th Floor Slab	
17	10 th Floor Slab	
18	11 th Floor Slab	
19	12 th Floor Slab	
20	Terrace Floor Slab	
21	Internal walls, internal plaster, completion of floorings, doors and windows	



22	Sanitary electrical and water supply fittings within the said units	
23	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
24	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
25	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	
26	Internal roads & footpaths, lighting	
27	Water supply	
28	Sewerage (chamber, lines, septic tank, STP)	
29	Storm water drains	

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30	Treatment and disposal of sewage and sullage water	
31	Solid waste management & disposal	
32	Water conservation / rain water harvesting	
33	Electrical meter room, sub-station, receiving station	
34	Others	

Manu

Promoter (s)

Housiey.com

